



**Address:** [7918 CLEAR FORK TR](#)  
**City:** ARLINGTON  
**Georeference:** 24193-1-9  
**Subdivision:** LONESOME DOVE ESTATES-ARLINGTN  
**Neighborhood Code:** 1M070H

**Latitude:** 32.616773013  
**Longitude:** -97.1156778187  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-110V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LONESOME DOVE ESTATES-  
ARLINGTN Block 1 Lot 9

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07256345

**Site Name:** LONESOME DOVE ESTATES-ARLINGTN-1-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,980

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1650

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MERCADO SANDRA D

MARTIN ESAUL

**Primary Owner Address:**

7918 CLEAR FORK TR  
ARLINGTON, TX 76002-4183

**Deed Date:** 4/22/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221138369](#)

| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| MERCADO SANDRA D               | 7/30/2008 | <a href="#">D208313517</a> | 0000000     | 0000000   |
| NARANJO SUSANNA;NARANJO XAVIER | 4/2/2002  | 00156130000085             | 0015613     | 0000085   |
| HAMMONDS HOMES LTD             | 6/27/2001 | 00149870000111             | 0014987     | 0000111   |
| LONESOME DOVE LTD              | 1/1/1998  | 00000000000000             | 0000000     | 0000000   |

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

| Year | Improvement Market | Land Market | Total Market | Total Appraised <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$327,573          | \$55,000    | \$382,573    | \$382,573                    |
| 2024 | \$327,573          | \$55,000    | \$382,573    | \$382,573                    |
| 2023 | \$388,767          | \$55,000    | \$443,767    | \$443,767                    |
| 2022 | \$253,301          | \$45,000    | \$298,301    | \$298,301                    |
| 2021 | \$253,301          | \$45,000    | \$298,301    | \$298,301                    |
| 2020 | \$253,301          | \$45,000    | \$298,301    | \$298,301                    |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.